

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 8, 2014**

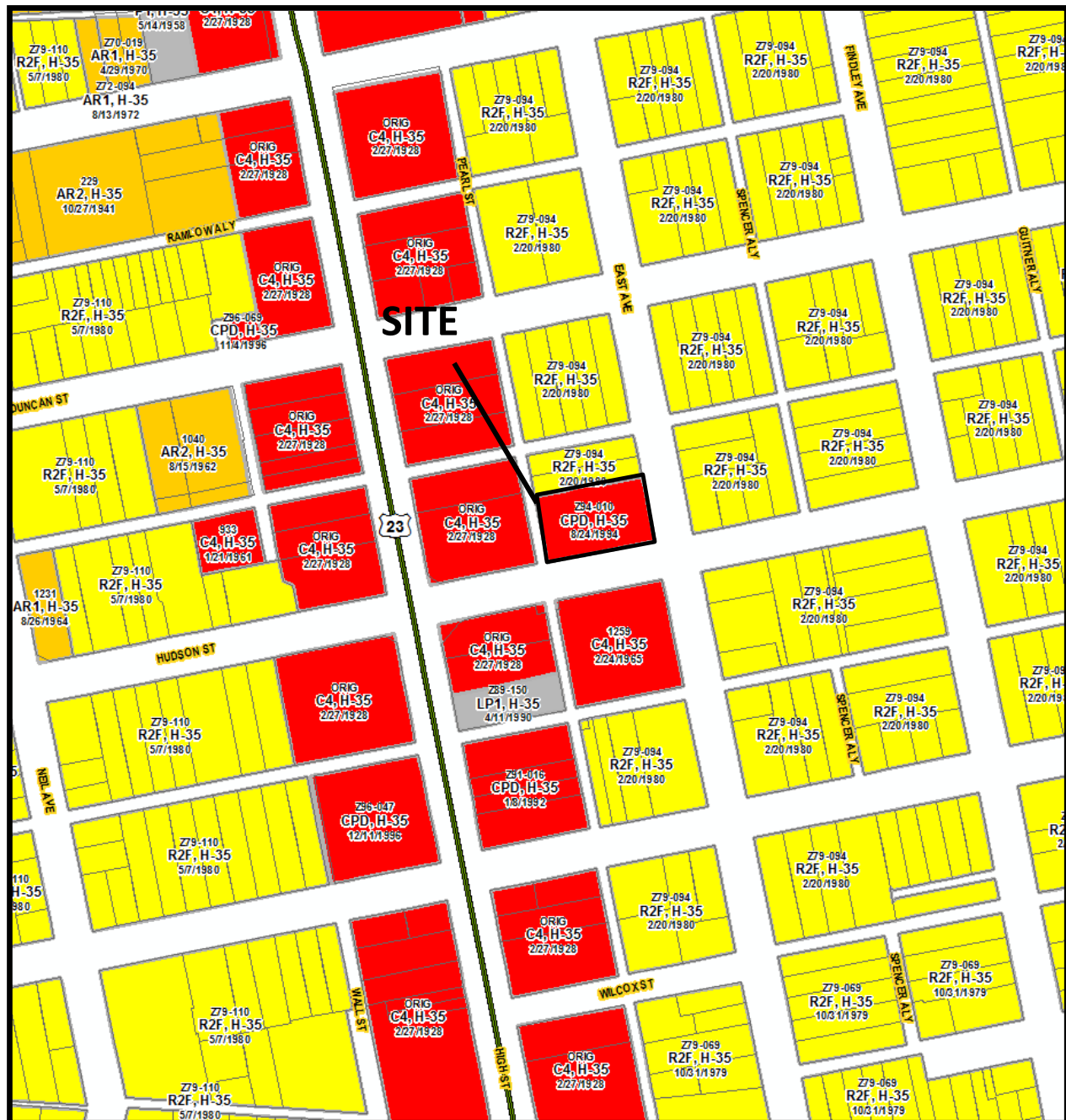
- 4. APPLICATION:** **Z14-009 (14335-00000-00132)**
Location: **14-24 EAST HUDSON STREET (43201)**, being 0.38± acres being located at the northwest corner of East Hudson Street and East Avenue (010-046238; University Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): S&Y Property, Inc.; c/o Jackson B. Reynolds, III; Smith & Hale, LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

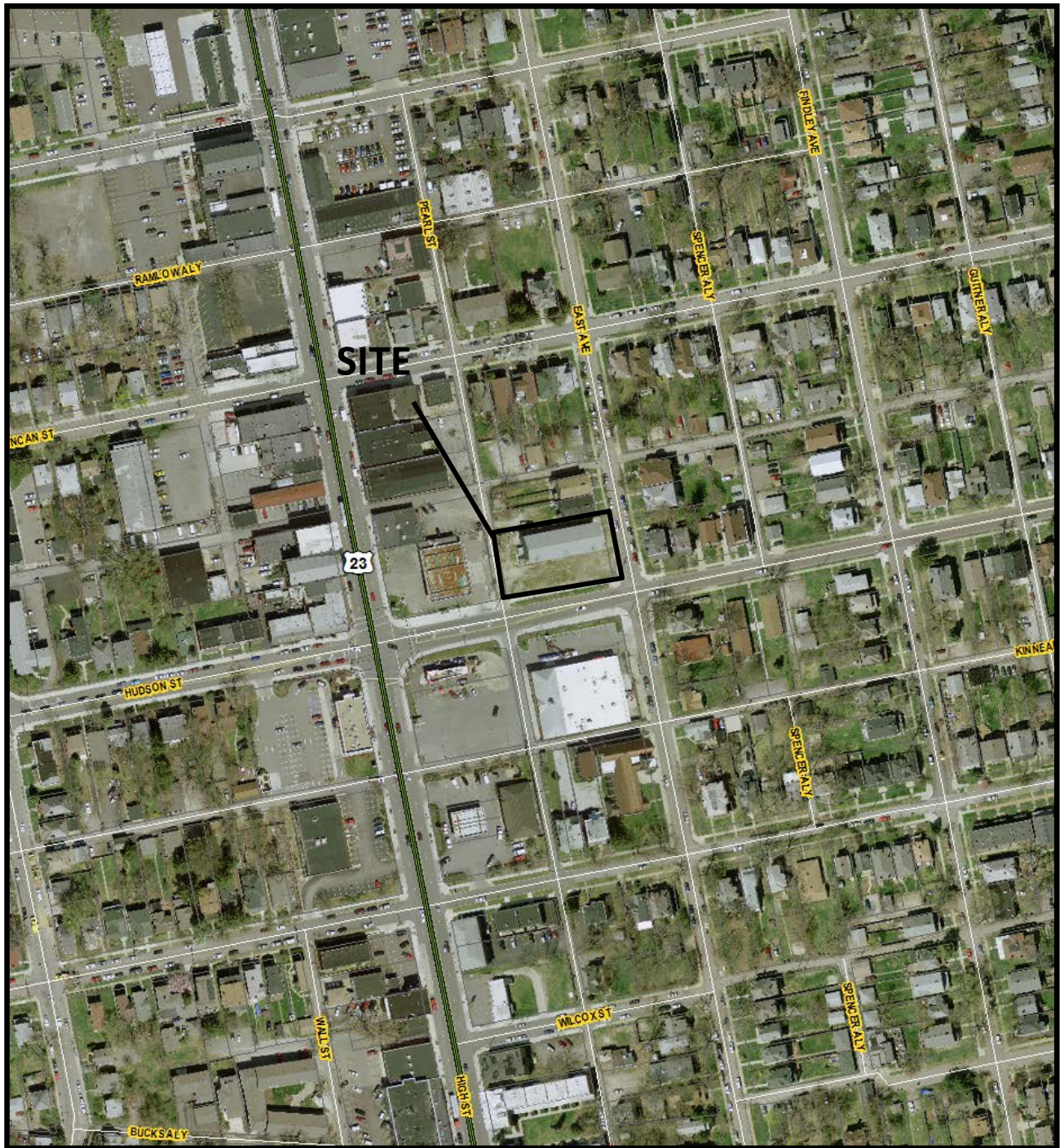
- The 0.38± acre site is developed with a multi-story building and zoned in the CPD, Commercial Planned Development District. The applicant requests a rezoning to the CPD, Commercial Planned Development District to update the list of permitted uses within the CPD text, specifically permitting the use of a pizza pickup business.
- Surrounding the site are multi-unit dwellings to the north and east in the R-2F, Residential District. To the south and west are commercial establishments in the C-4, Commercial District.
- The site is not located within the boundaries of an established area plan.
- The site is located within the boundaries of the University Area Commission, who recommended approval of this application, with the exception of removing one proposed use from the text. The applicant agreed to this condition.
- The proposed CPD text includes updated permitted uses, commits to a site plan and includes a parking setback variance.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will update the list of permitted uses in the CPD text, and the applicant intends to develop the site with a pizza pickup establishment. Staff supports the intended use of the property, as well as the expanded list of allowable uses, as the request is consistent with the zoning and development patterns of the area.



Z14-009
 14-24 East Hudson Street
 Approximately 0.382 acres
 Request: CPD, Commercial Planned
 Development District to CPD, Commercial
 Planned Development District



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14-24 East Hudson Street
Approximately 0.382 acres
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Development District to CPD, Commercial
Planned Development District

TEXT

PROPOSED DISTRICTS: CPD

PROPERTY ADDRESS: 14 – 24 East Hudson Street

OWNER: S & Y Property Inc.

APPLICANT: S & Y Property Inc.

DATE OF TEXT: 4/11/14

APPLICATION:

1. INTRODUCTION: The property was zoned CPD in 1994 (Z94-010) and the current owner and applicant is seeking to add some permitted uses to the existing list of uses to broaden the tenant mix within the existing building. There will be no changes to the site plan nor development standards under this rezoning request.

2. PERMITTED USES: Within the CPD, Commercial Planned District, no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for other than the following list of permitted uses.

Accounting and Bookkeeping Services
Advertising Services
Administrative and General Management Consulting Services
Architectural, Drafting, Engineering Graphic and Landscaping Services
Arts and Crafts sales
Art Studio
Applicant Sales and Service
Bakery – Without Seating
Barber Shop
Beauty Shop
Bicycle Repair Shop
Book Store
Camera, Photo Finishing and Photographic Supplies Store
Certified Public Accountants
China Store
Clinic
Clothes Pressing and Cleaning
Contractors
Coin and Stamp Dealers
Computer Disc, Music, Record and Video Store
Custom Shop
Custom Tailor
Dance School
Deli – Without Seating
Drugstore
Dry Cleaning
Dry Goods or Notions Store
Florists
Food to Go (No Seating)
Furniture Sales
Game and Hobby Shop
Gift Shop
Hardware Store
Health Supplement and Personal Care Store
Ice Cream & Dairy Products Sale – Without Seating
Interior Design Services

Jewelry Store
 Lawyers and Legal Services
 Locksmith
 Luggage and Leather Goods Sales and Repair
 Meat Market
 Men's, Women's and Children's Ready to Wear
 Millinery
 Music Store
 Newspaper Substation
 Offices
 Photography Studio
 Photography Supplies
 Pizza Pickup
 Plumbing Shop
 Real Estate Agents and Brokers
 Recording Studio
 Retail Electronic Store
 Shoe Repair Shop
 Shoe Store
 Surveying and Mapping Services
 Tax Preparation Services
 Title Abstract and Settlement
 Tour Operators
 Upholstery Sales and Shop

Any use permitted in C-1, C-2, C-3 or C-4 Commercial District not listed will be prohibited.

3. DEVELOPMENT STANDARDS:

A. Density, Height, Lot and/or Setback Requirements

1. Unless otherwise indicated in the submitted site plan or in the written text, the applicable development standards shall be those standards contained Chapter 3356, C-4, Commercial, of the Columbus City Code.
2. The property was developed in accordance with the attached site plan. This site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. The Board of Zoning Adjustment (BZA) shall be the venue to vary development standards, including any and all specific site development standards depicted on the site plan or contained in this text.
3. Should the property redevelop in the future the Urban Commercial overlay standards found in Section 3372.601 shall apply to the site for any new construction or reconfiguration of the building or parking on the property.

B. Access, Loading, Parking and/or Traffic Related Commitments

1. As shown on the site plan, vehicular access shall be from East Avenue and the first alley east of High Street. East Avenue shall be the main entrance and is aligned to emphasize the accessibility of Hudson Street to the south. The location of access points has the approval of the Department of Public Service. Internal circulation shall be as shown on the site plan.
2. The parking layout is shown on the site plan, but this layout may be revised in terms of layout and striping. The number of required parking spaces to be reduced by 11 spaces, from 31 to 20.

3. Curbscuts as shown on the site plan. No curbcut on Hudson Street. Seven (7) parking spaces to be reserved for residential use after 6:00 p.m.

C. Buffering, Landscaping, Open Space and/or Screening Commitments

1. A uniform painted fence treatment shall be required parallel to the north property line of this district. Fence to be 6 feet high consisting of wood, board and board material and construction. Residential landscaping to be on east and south side of property. Landscaping to be maintained in a healthy state. Street trees (four) to be included in right of way.

D. Building Design and/or Interior-Exterior Treatment Commitments

1. Building will be a two story building, six residential units on second floor and commercial uses on first floor with approximately 4990 square feet. Building will be of brick and ornamental shingle. Vertical windows on southside lower level. Double hung windows on second floor. Ornamental dormers on southside. Residential look on eastside and westside with windows on 1st and 2nd level. Structures shall have a height limitation not to exceed thirty-five (35) feet.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

1. The site light is to be designed and placed so as to provide adequate lighting to maximize safety and minimize glare. Special attention is to be given to drive access points, stairwells, entrances and service areas.

F. Graphics and Signage Commitments

1. Size, location, style and color are to be within the restraints established by the owner, not to exceed the graphics permitted on property zoned CPD, Commercial, in the City of Columbus.

Only internally illuminated uniform size signs will be utilized with one for each tenant and subject to the requirements of the City of Columbus Graphics Code.

G. Miscellaneous N/A

Variances

1. CCC 3312.27(4) - To reduce the parking setback from 10' to 5" along Hudson Street (a reduction of 5').

H. CPD Requirements

a. Natural Environment

The property is located west of East Avenue, north of Hudson Street. The site is vacant with no landscaping and gravel surface.

b. Existing Land Use

The property is currently zoned CPD. This proposal permits modifications to the existing use list and the existing building and parking configuration remains the same.

c. Environment

East Hudson Street is a major east/west arterial which runs from Neil Avenue through to Cleveland Avenue and is lined with numerous high intensity commercial uses. East Avenue, regardless of its classification, serves as a

residential collector. The street treatment proposed on Hudson Street will create the most aesthetically pleasing segment on all of East Hudson Street.

d. Visual Form

The architectural effort and result is to reduce the scale of the structure on the east side using a considerable setback, mounding, vegetation and other means of view interruption, offset building lines and façade features. The effect will be pleasing and infinitely better than most on East Avenue.

e. Visibility and Safety

The structure is a considerable distance from Hudson Street and, with the building for the most part facing the parking lots, the visibility will be unbroken. Consideration has been given to the visibility and safety and the site plan is a direct result thereof. Well defined access points, uniform appearance and shops facing the parking lot will greatly enhance the visibility and safety.

f. Behavior Patterns

The part of East Avenue here involved functions primarily as a part of a larger residential development stretching a considerable distance on both sides of East Avenue to the north and south. The structure provides both residential and commercial service to the considerable areas to the north and south.

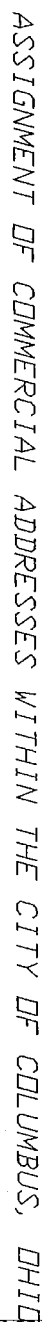
The facility services the same customer population and would draw few, if any, additional people to the area. The proposal functions as an independent commercial strip. The development will be from an aesthetic standpoint, a considerable upgrading comparable design improvement to the area.

g. Emissions

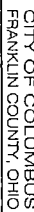
In view of the intension of land use on East Avenue and Hudson Street there will be no relevant increase of or addition to emissions.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

s&y-hudson.txt (nct)
4/11/14 F:Docs/s&htxts/2014



OTHER MAP REFERENCES



CERTIFIED HOUSE NUMBERS

HOUSE NUMBERS SHOWN ON ATTACHED
PLATE ARE CERTIFIED FOR SECURING
OF BUILDING & UTILITY PERMITS

Date 9/22/04

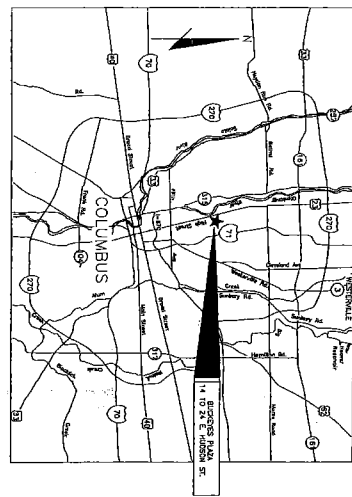


ADDRESS FILE NUMBER - 99-319

DESIGNED BY:	DUEIS BROTHERS MANAGEMENT
CONSULTANT:	PIZZINO ENGINEERING
HUDSON & HIGH	

DRAWN BY JJC
CHECKED BY JJC

714-009

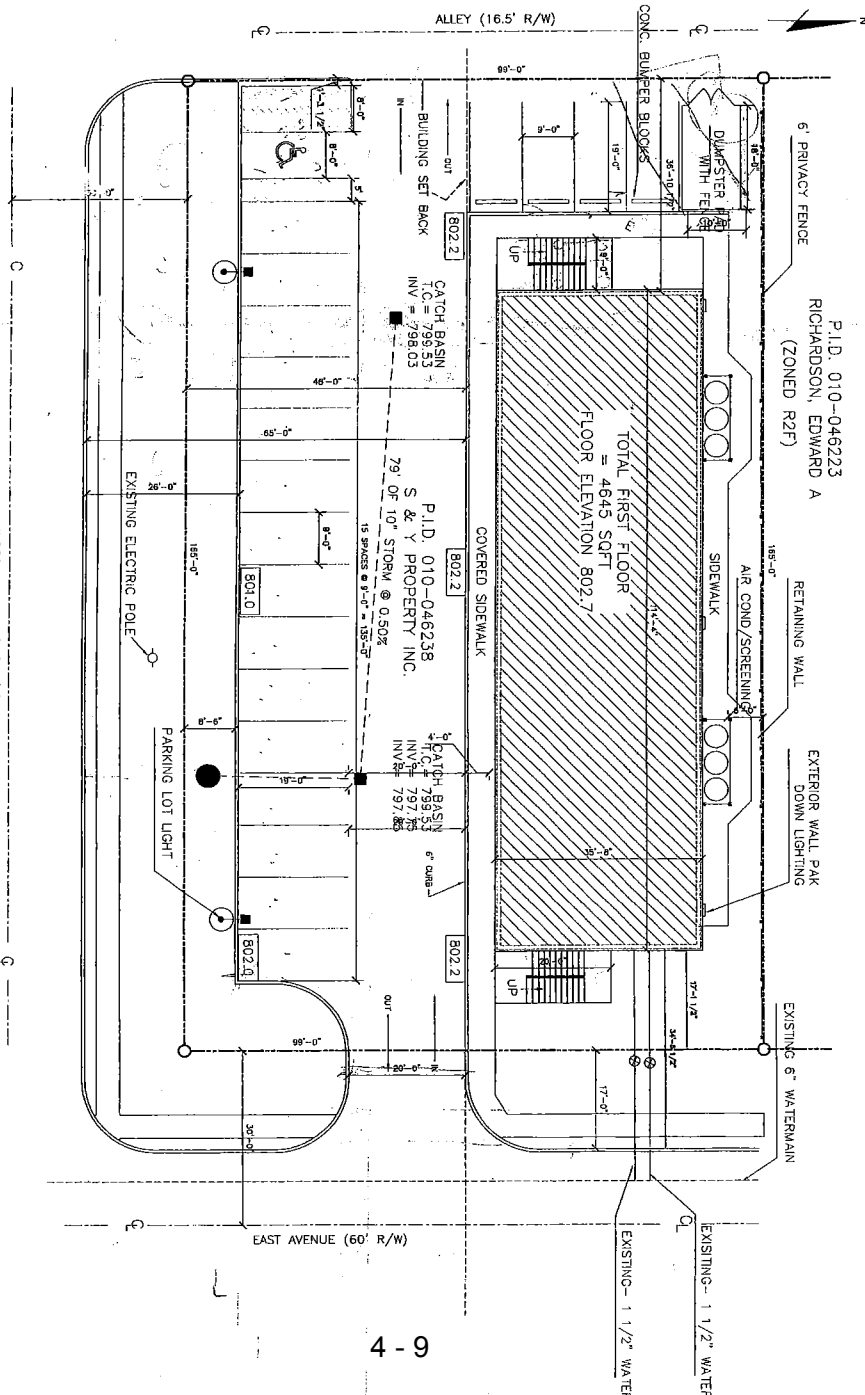


LOCATION MAP

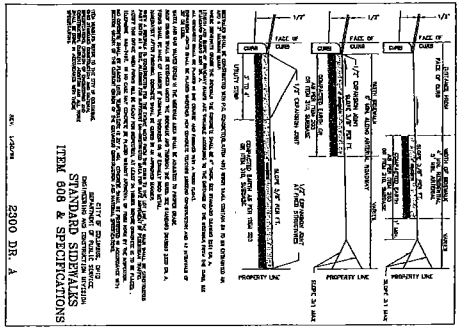
SITE STATISTICS:

TOTAL ACRES: 3.8 ACRES (16,522.8 SQ. FT.)
ADDRESS: 2577 HUDSON STREET
P.I.D.: 010-046238
PARKING SPACES (ACTUAL): 20
PARKING SPACE (REQUIRED): 20 (PER ZONING ORDINANCE)
ZONING CLASSIFICATION: COMMERCIAL PLANNED DEVELOPMENT DISTRICT
CURRENT USE: VACANT LAND
PROPOSED USE: CPD, RETAIL, 1ST FLOOR RESIDENTIAL, 2ND FLOOR
SQUARE FOOTAGE FIRST FLOOR: 4845 SQ. FT.
OCCUPANCY: R3
SQUARE FOOTAGE 2ND FLOOR: 4845 SQ. FT.
OCCUPANCY: R3
MAXIMUM BUILDING HEIGHT: 35 FT.

P.I.D. 010-042258
QUEIS INVESTMENTS INC



SITE PLAN
SCALE: 1"=10'



ITEM 608 & SPECIFICATIONS
STANDARD SUBMITTALS

Flood Plain Map
Map Number: 3904800185 g
Designation: X 387

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE CONSTRUCTION
CALL 800-333-4784 FOR
OHIO UTILITIES PROTECTION SERVICE
NEAR BY NON-OWNERS
MUST BE SHOWN EXACTLY

The building and site plans
meet standards set forth in the
CPD Zoning Text.



3 * Y PROPERTY INC.
100079
WORTHINGTON, OHIO 43085
PIZZINO ENGINEERING & CONSULTING, LLC
WILLIAM J. PIZZINO, P.E.
P.L.L.C. 333-2422
16-1-133-2422

BUCKING PLAZA
100079
WORTHINGTON, OHIO 43085

1 OF 4
G1



City of Columbus
Mayor Michael B. Coleman

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

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April 22, 2014

TO: Tori Proehl
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2749
vjproehl@columbus.gov

RE: 14-24 E. Hudson Street,
Rezoning Z14-009/14335-00000-00132

Jim Bach
Craig Bouska*
Lucas Dixon
Ethan Hansen*
Joyce Hughes*
Jennifer Mankin
Brandyn McElroy
Colin Odden*
Charles Robol
Gena Shelton
Richard Talbot*
Tom Wildman*

Dear Ms. Proehl:

This letter is to inform you that on April 16, 2014 the UAC voted to support the request for a rezoning to update the current list of permitted uses with the CDP text for the existing mixed use property located at 14-24 East Hudson Street.

The Commission agreed with all but one of the proposed permitted uses – “Carryout” - and asked for the “carryout” use to be deleted from the list of permitted uses. The commission’s reasoning is that a carryout could include the sale of alcohol, and there was concern that this would be a negative impact on nearby residential properties. The owner has agreed with this revision to the list of proposed permitted uses.

The vote to approve the above request, with the elimination of the “carryout” use, was unanimous: **For – 17; Against – 0; Abstentions – 0.**

*Denotes Zoning
Committee member

Respectfully Submitted,
Susan LM Keeny

Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201